

SO ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: April 15, 2010

**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

  
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CHARLES G. CASE, II  
U.S. Bankruptcy Judge

Mark S. Bosco  
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State Bar No. 014228  
Attorneys for Movant

10-05710

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-bk-04699-CGC

James Richard Warren, Patricia Alicia Warren  
Debtors.

Chapter 7

ORDER

Wells Fargo Bank, N.A.  
Movant,

vs.

(Related to Docket #31)

James Richard Warren, Patricia Alicia Warren,  
Debtors, Roger W. Brown, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated June 9, 2003 and recorded in the office of the  
3 MARICOPA County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and James  
4 Richard Warren, Patricia Alicia Warren have an interest in, further described as:

5 Lot 1071, NORTHPOINTE II AMENDED, according to plat of record in the office of the County  
6 Recorder of Maricopa County, Arizona recorded in Book 280 of Maps, page 29 and Affidavit of  
Correction recorded in 87-223082, records of Maricopa County, Arizona.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.  
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